

MORTGAGE

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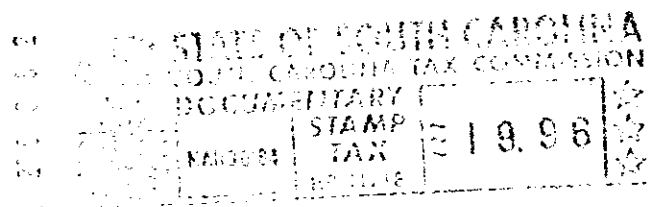
THIS MORTGAGE is made this 29th day of March 1984 between the Mortgagor, MICHAEL D. LABISSONIERE and SHARON H. LABISSONIERE (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is PO. DRAWER F-20 FLORENCE, S.C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-NINE THOUSAND EIGHT HUNDRED & NO/100 (\$49,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land lying and being situate in the City of Mauldin, County of Greenville, South Carolina on the northwestern side of Montclaire Road and being known and designated as Lot 147 on plat of Montclaire, Section 3 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book WWW at Page 57 and being further shown on a plat entitled "Property of Michael D. LaBissoniere and Sharon H. LaBissoniere" prepared by Carolina Surveying Co., R.B. Bruce, R.L.S. dated March 26, 1984 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Montclaire Road, joint front corner of Lots 147 and 148 and running thence with the common line of said lots N. 44-27 W., 214.4 feet to an iron pin; thence N. 37-06 E., 90.8 feet to an iron pin, joint rear corner of Lots 146 and 147; thence with the common line of said lots S. 60-42 E., 193.5 feet to an iron pin on the northwestern side of Montclaire Road; thence along said road S. 29-18 W., 150.0 feet to an iron pin, the point of beginning.



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The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider was a part thereof.

which has the address of 115 Montclaire Road, Mauldin, S.C. 29662 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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